

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA

Monday, October 15, 2007 – 1:15 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. PREAPPLICATIONS:

***1:15 P.M.**

PARCEL MAP/Lezak. The proposed project would divide existing 1.74-acre APN 02-470-45 into three separate parcels: 1.04, .35 and .35 acres. The property is located along U.S. 395 north of the community of Walker. The General Plan designation is Mobile Home Subdivision (MHS). *Staff: Gerry Le Francois & Mike Garcia*

***1:45 P.M.**

GPA/TRACT MAP/DeFlyer. The proposed project would change the General Plan designation of existing 16.5-acre APN 26-200-47 from Agriculture (AG) to possibly Estate Residential (ER) or Rural Residential (RR). A LDTAC review is requested for Phase I Tract Map (four lots of one acre or greater and a remainder) and a Phase II subdivision (11 lots of one acre or greater). The property is located in Chalfant Valley at the east end of Mountain View Avenue. *Staff: Greg Newbry & Mike Garcia*

3. ACTION ITEMS:

***2:15 P.M.**

LOT LINE ADJUSTMENT 07-03/Bramlette. (Continued from Sept. 17, 2007.) The proposed project would adjust the lot line between APNs 24-070-01 and 24-240-03 to create two lots. The property is located approximately one-half mile east of Old Benton near the intersection of State Route 120 and Yellow Jacket Road. The property is designated Agriculture (AG), Rural Residential with a five-acre minimum (RR 5), Mixed Use (MU), and Public Facility (PF). *Staff: Gerry Le Francois*

***2:45 P.M.**

PARCEL MAP 37-184/Neubauer & Jennison. Review the proposed access/easement for the larger six-acre parcel that has been changed from the April 2, 2007, LDTAC meeting. Review project conditions and schedule for future Planning Commission meeting. The project would divide the 12 acres of APN 62-090-25 into two three-acre parcels and one six-acre parcel. All access is proposed from Crowley Lake Drive. *Staff: Gerry Le Francois*

***3:15 P.M.**

SECOND MAP EXTENSION LAKERIDGE RANCH SPECIFIC PLAN/Tomajko. The proposal would extend Tract Map 37-57 (APN 60-220-08) for one year to Dec. 7, 2008. The request cited unfavorable market conditions. *Staff: Gwen Plummer*

4. PREAPPLICATION:

***3:45 P.M.**

SPECIFIC PLAN & GENERAL PLAN AMENDMENT/Stickells. The proposal includes two scenarios for the 160-acre Zack Ranch site (APN 26-250-10): 1) 2- to 2.5-acre lots with individual well and septic systems; or 2) a planned development with a community water system. The property is located along U.S. Highway 6 just northeast of its intersection with the Inyo/Mono county line. *Staff: Scott Burns*

More on back...

5. WORKSHOP: No items.

6. ADJOURN.

For questions on the above projects, call Community Development at (760) 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

WHAT IS THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE?

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.